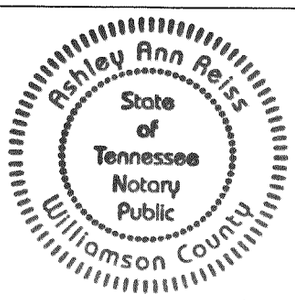
Davidson County DEEDWARR
Recvd: 09/16/16 13:50 3 pgs
Fees:18.00 Taxes:662.30
20160916-0097694



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 179,000.00

Affiant

Subscribed and sworn to before me, this 15th day of September, 2016.

Notary Public

My commission expires: 2/9/2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Candice Amber Bosworth	CMG Mortgage, Inc ~~dba CMG Financial~~	**14708004300**
4824 Hopedale Drive	~~3160 Crow Canyon Rd, Ste 400~~ San Ramon, CA 94583	
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Amy Woodward nka Amy Smith , married and Elizabeth Woodward, married , tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Candice Amber Bosworth, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Section Two, Beverly Heights, of record in Book 2331, Page 42, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Amy Woodward, unmarried, and Elizabeth Woodward, married, tenants in common with rights of survivorship by deed from Devin Lee Stauff and wife, Amy Stauff, dated 11/24/09 of record in Instrument No. 200911250108374, Register's Office of Davidson County, Tennessee. Amy Woodward is now known as and is one and the same person as Amy Smith. Aaron Smith hereby signs to convey any interest he may have, marital or otherwise as the spouse of Amy Smith. Subject property was never the sole principle residence of Elizabeth Woodward nor her spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 4824 Hopedale Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 15th day of September, 2016.

Amy Smith *

Elizabeth Woodward

Aaron Smith

STATE OF TENNESSEE
COUNTY OF BEDFORD

Personally appeared before me, a Notary Public of said County and State, Amy Smith* and Elizabeth Woodward and Aaron Smith, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2016.

Notary Public

My Commission Expires: 1-15-19

DUSTIN SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

*Amy Woodward nka Amy Smith

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

